

**MARKED AGENDA
ZONING REVIEW BOARD
MARCH 13, 2008
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

CONTINUED CASE:

- A. **Z-08-02**-An Ordinance to rezone from the R-4 (Single-family Residential), RG-1 (Residential General-Sector 1) and C-1 (Community Business) Districts to the I-1 (Light Industrial) District, for various properties with general boundaries as follows: located to the rear of parcels fronting on Simon Street and south of a creek that runs along the southern boundaries of said parcels, and approximately 960 feet on the east side of Ruby Harper Boulevard (aka Gilbert Road), and approximately 1552 feet on the north side of Southside Industrial Parkway (aka Poole Creek Road). Depth: varies. Area: approximately 22.85 acres. Land Lot 33, 14th District, Fulton County, Georgia.
OWNER: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA/CITY OF ATLANTA-DEPARTMENT OF AVIATION/ANNIE MCCLENDON.
APPLICANT: ATLANTA ECONOMIC RENAISSANCE CORPORATION/AMB
PROPERTY CORPORATION
NPU-Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
- B. **Z-07-125**-An Ordinance to rezone from the R-4 (Single family Residential) District to the MR4B (Multi-Residential Family) District, property located at **1540 Donald Lee Hollowell Parkway, N.W.**, fronting approximately 105 feet on the west side of Donald Lee Hollowell Parkway beginning approximately 140 feet from the northern intersection of Elmwood. Depth: varies. Area: approximately 0.596 acres. Land Lot 146, 14th District, Fulton County, Georgia.
OWNER: WAYNE J. BLACKETT
APPLICANT: ALFRED L. WHITE.
NPU-J COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE TO MR3C

NEW CASES

1. **U-07-42**-An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-18K.004), property located at **143 Walnut Street, N.W.**, fronting approximately 36 feet on the east side of Walnut Street and approximately 130 feet north of the intersection of Walnut Street and Magnolia Street. Depth 145 feet. Area: approximately 0.112 acres. Land Lot 83, 14th District, Fulton County, Georgia.
OWNER: ANNIE YOUNG
APPLICANT: ANNIE YOUNG
NPU-L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008

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2. **U-08-05**-An Ordinance granting a Special Use Permit for a Daycare Center (Section 16.07.005 (1)(b), property located at **1271 Arkwright Place, S.E.**, fronting approximately 102 feet on the south side of Arkwright Place and the southwest corner of Arkwright Place and Dahlgren Street. Depth: approximately 212 feet. Area: approximately 0.48 acres. Land Lot 208, 15th District, DeKalb County, Georgia.
OWNER: LEONARD WRIGHTEN
APPLICANT: RANDY E. PIMSLER
NPU-O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
3. **Z-08-01**-An Ordinance to rezone from the R-5-C (Two-Family Residential Conditional) District to the R-LC (Residential Limited Commercial) District, property located at **852 Washington Street, S.W.**, fronting approximately 50 feet on the east side of Washington Street and located at the southeastern intersection of Ormond and Washington Streets. Depth: 150 feet. Area: approximately 0.17 acres. Land Lot 75, 14th District, Fulton County, Georgia.
OWNER: IPHIGENIA A. MCGRUE
APPLICANT: IPHIGENIA A. MCGRUE
NPU-V COUNCIL DISTRICT 1
NPU RECOMMENDATION: 30-DAY DEFERRAL-APRIL 2008
STAFF RECOMMENDATION: 30-DAY DEFERRAL-APRIL 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
4. **Z-08-04**- An Ordinance to rezone from the C-2 (Community Service) District to the MR-4A (Multi-family Residential) District, property located at **1527 Northside Drive, N.W.**, fronting approximately 180 feet on the east side of Northside Drive at the northeast corner of Deering Road. Depth: approximately 436 feet. Area: approximately 3.445 acres. Land Lot 147, 17th District, Fulton County, Georgia.
OWNER: MUSTARD SEED LAND FUND, LLC/WESTWOOD
PROPERTY DEVELOPMENT CORPORATION/VININGS I, LLC.
APPLICANT: CORTLAND PARTNERS, LLC
NPU-E COUNCIL DISTRICT 8
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008

5. **Z-08-05-** An Ordinance to rezone from the R-3 (Single-family Residential) District and the C-3 (Commercial Residential) District to the MR4A (Multi-family Residential) District, property located at **40, 50, 54, 60 and 66 Moreland Avenue, S.E.**, fronting approximately 314 feet on the west side of Moreland Avenue, beginning approximately 314 feet from the southwest corner of Moreland Avenue and Hardee Street. Depth: 198.5 feet Area: approximately 1.01 acres. Land Lot 14, 17th District, Fulton County, Georgia.
OWNER: REYNOLDSTOWN REVITALIZATION CORPORATION
APPLICANT: JOHN W. COLEMAN
NPU-N COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008

DEFERRED CASES

6. **Z-07-09-** An Ordinance to rezone from the I-1 (Light Industrial), R-4 (Single family Residential) and RG-2 (Residential General-Sector 2) Districts to the MRC-3 (Mixed Residential Commercial) District, property located at **1011 Collier Road, N.W.**, fronting approximately 780 feet on the north side of Collier Road at the northwest corner of I-75 Expressway and Collier Road.. Depth: approximately 1055 feet. Area: 12.76 acres. Land Lots 185 and 186. 17th District, Fulton County, Georgia.
OWNERS: DOUGLAS S. KUNIANSKY AND DAVID L. KUNIANSKY
APPLICANT: 1011 COLLIER, LLC.
NPU-C COUNCIL DISTRICT 9
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
7. **Z-07-46-** An Ordinance to rezone from the C-1 (Community Business) District to the C-3 (Commercial Residential) District, property located at **305, 311, 317 and 323 Buckhead Avenue, N.E. and 312 Pharr Road, N.E.**, fronting approximately 235 feet on the south side of Buckhead Avenue at the southeast corner of Buckhead Avenue and North Fulton Drive. Depth: varies. Area: approximately 2.13 acres. Land Lot 61. 17th District, Fulton County, Georgia.
OWNERS: CASH, KRUGLER AND FREDERICKS
(ALWYN R. FREDERICKS, DAVID N. KRUGLER,
ANDREW B. CASH) WALDA S. ABNER, JOHN L. BROOKS,
TERESA S. FLEMING, DEBORAH S. PAYNE, CLAIRE S.
PETERSON, MARY JANICE S. SAWYER, TONY W. SIMS AND
WALTER S. STERNS, BUCKHEAD AVENUES DEVELOPMENT
CO., LLC
APPLICANT: BUCKHEAD AVENUES DEVELOPMENT CO., LLC
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90-DAY DEFERRAL-JUNE 2008
ZRB RECOMMENDATION: 90-DAY DEFERRAL-JUNE 2008

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8. **Z-07-66**-An Ordinance to rezone from the R-4 (Single family Residential) to PD-H (Planned Development-Housing) District, property located at **770 Shadowridge Drive, S.E.**, property fronting approximately 86.64 feet on the east side of Shadowridge Drive and approximately 300 feet south of the intersection of Ormewood Avenue. Depth: varies. Area: 6.11 acres. Land Lot 176. 15th District, DeKalb County, Georgia.
OWNER: DAVID STEWART
APPLICANT: DAVID STEWART
NPU-W COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90-DAY DEFERRAL-JUNE 2008
ZRB RECOMMENDATION: 90-DAY DEFERRAL-JUNE 2008
9. **Z-07-113**-A substitute ordinance to rezone from the I-1-C (Light Industrial-Conditional) District to the MR4-A (Multifamily Residential) District, property located at **430 and 460 Englewood Avenue, S. E.**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. Depth: approximately 1, 010 feet. Area: approximately 10.32 acres. Land Lot 42, 14th District, Fulton County, Georgia.
OWNER: JWGST LLC/JOSEPH WILEN
APPLICANT: JASON FRITZ
NPU-Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
10. **Z-07-109**-An ordinance to rezone from the C-1-C (Community Business-Conditional) District to the PD-OC (Planned Development-Office Commercial) District., property located at **3312-3316 Piedmont Road, N.E. and 3232-3242 Peachtree Road, N.E.**, fronting approximately 300 feet on the west side of Piedmont Road and approximately 480 feet on the north side of Peachtree Road. Depth: varies. Area: approximately 13.1139 acres. Land Lots 61 and 62, 17th District, Fulton County, Georgia.
OWNER: J.H. HOLDINGS, INC.
APPLICANT: J.H. HOLDINGS, INC
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 8, 2008

11. **Z-07-100**-An Ordinance to rezone from the I-1 (Light Industrial) District to the MRC-3 (Mixed Residential Commercial) District, for property located at **1035-1039 Grant Street, S.E.**, fronting approximately 540 feet on the west side of Grant Street beginning approximately 1060 feet north from the northwest corner of Englewood Avenue. Depth: approximately 310 feet. Area: approximately 3.8 acres. Land Lot 42. 14th District, Fulton County, Georgia.
OWNER: ARTHUR COHEN
APPLICANT: JOHN A. BELL
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
12. **Z-07-106**-An ordinance to rezone from the R-5 (Two-Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **1463 LaFrance Street, N.E.**, fronting approximately 126 feet on the southwesterly side of LaFrance Street beginning approximately 145 feet from the western intersection of Mayson Avenue. Depth: approximately 145 feet. Area: approximately 1.23 acres. Land Lots 209 and 210, 15th District, DeKalb County, Georgia.
OWNER: CONVERGE REAL ESTATE, LLC.
APPLICANT: BRENDA BASS.
NPU-O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-APRIL 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
13. **Z-07-91**-An Ordinance by Zoning Committee to rezone property from the RG-2 (Residential General-Sector 2) District and C-3 (Commercial Residential) District to the C-3 (Commercial Residential) District and PD-H (Planned Development-Housing) District for property located at **2909, 2915 and 2919 Peachtree Road, N.E. and 3 and 5 Peachtree Avenue, N.E.**, fronting approximately 325 feet on the south side of Peachtree Avenue and approximately 180 feet on the east side of Peachtree Road. Depth: varies. Area: approximately 1.59 acres. Land Lot 100. 17th District, Fulton County, Georgia.
OWNER: LEON WILLIAMS, CLAIRE O'NEILL AND BUCKHEAD JOINT VENTURE-A GEORGIA TENANCY-IN-COMMON
APPLICANT: KENNEDY CAPITAL GROUP, LLC.
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008

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14. **U-07-24**-An Ordinance by Zoning Committee granting a Special Use Permit for a Hotel (Section 16-13.005 (1) (g)) for property located at **2909, 2915 and 2919 Peachtree Road, N.E. and 3 and 5 Peachtree Avenue, N.E.**, fronting approximately 325 feet on the south side of Peachtree Avenue and approximately 180 feet on the east side of Peachtree Road. Depth: varies. Area: approximately 1.59 acres. Land Lot 100. 17th District, Fulton County, Georgia.
OWNER: LEON WILLIAMS, CLAIRE O'NEILL AND BUCKHEAD JOINT VENTURE-A GEORGIA TENANCY-IN-COMMON
APPLICANT: KENNEDY CAPITAL GROUP, LLC.
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008
15. **U-07-09**-An Ordinance to grant a Special Use Permit for a Hotel pursuant to Sec. 16-13.005. (1) (g), property located at **3135 Peachtree Road and 288, 290, 292, 308, 310, 312 and 314 East Paces Ferry Road, N.E.**, fronting approximately 297 feet on the north side of East Paces Ferry Road and approximately 327.35 feet on the east side of Bolling Way and approximately 99 feet on the south side of Peachtree Road. Property is located at the northeastern intersection of Bolling Way and East Paces Ferry Road and the southeastern intersection of Bolling Way and Peachtree Road. Depth: varies. Area: approximately 1.561 acres. Land Lot 99. 17th District, Fulton County, Georgia.
OWNER: THE S. STEPHEN SELIG III LIFE TRUST AND PLACE ON PACES, LLC.
APPLICANT: BUCKHEAD AVENUES DEVELOPMENT CO. LLC.
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90-DAY DEFERRAL-JUNE 2008
ZRB RECOMMENDATION: 90-DAY DEFERRAL-JUNE 2008

END OF AGENDA